107.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,126,600 /	1,126,600
					USE VALUE:	1,126,600 /	1,126,600
					ASSESSED:	1,126,600 /	1,126,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREY LAURA JOHNSON ETAL/ TRS
Owner 2:	10 APACHE TRAIL ARLINGTON
Owner 3:	REALTY TRUST
Street 1:	10 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATZ ALAN H & SUSAN L -
Owner 2:	-
Street 1:	10 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .29 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 3129 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12633.000	567,300		559,300	1,126,600
Total Card	0.290	567,300		559,300	1,126,600
Total Parcel	0.290	567,300		559,300	1,126,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.07 | /Parcel: 360.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 68483

GIS Ref

GIS Ref

Insp Date 05/28/21

!8427!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	567,300	0	12,633.	559,300	1,126,600		Year end	12/23/2021
2021	101	FV	412,600	0	12,633.	559,300	971,900		Year End Roll	12/10/2020
2020	101	FV	419,400	0	12,633.	559,300	978,700	978,700	Year End Roll	12/18/2019
2019	101	FV	321,100	0	12,633.	559,300	880,400	880,400	Year End Roll	1/3/2019
2018	101	FV	321,100	0	12,633.	479,400	800,500	800,500	Year End Roll	12/20/2017
2017	101	FV	321,100	0	12,633.	447,400	768,500	768,500	Year End Roll	1/3/2017
2016	101	FV	321,100	0	12,633.	383,500	704,600	704,600	Year End	1/4/2016
2015	101	FV	319,600	0	12,633.	343,600	663,200	663,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:18:52

LAST REV

Date	Time
09/16/21	18:08:16
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8427

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATZ ALAN H & S	1577-52	1	8/5/2021		1,605,000	No	No		
	865-118		8/6/1975		57,000	No	No		N

USER DEFINED

Prior Id # 1:	68483
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/1992	111		3,500					14X15 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
5/28/2021	Measured	DGM	D Mann
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/14/2009	Meas/Inspect	197	PATRIOT
12/15/1999	Inspected	256	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12633		Sq. Ft.	Site		0	70.	0.63	4									559,291						559,300	

Total AC/HA:	0.29001	Total SF/SM:	12633	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	559,291	Spl Credit		Total:	559,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.02339971
Const Adj.:	0.99721766
Adj $ / SQ:	102.055
Other Features:	124997
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635973
Depreciation:	68685
Depreciated Total:	567288

COMMENTS

643-5139, OF = DBL SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

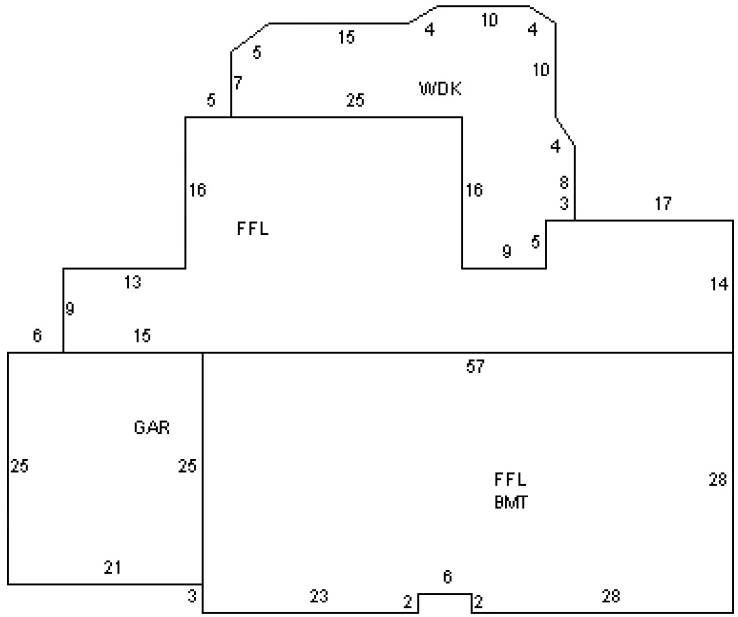
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.73
Special Features:	0	Val/Su Net:	103.81
Final Total:	567300	Val/Su SzAd	201.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,812	102.060	286,979
BMT	Basement	1,584	32.580	51,600
WDK	Deck	544	7.820	4,252
GAR	Garage	525	19.710	10,346

Net Sketched Area:	5,465	Total:	353,177
Size Ad	2812	Gross Area	5465	FinArea	3129
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

107.0-0005-0006.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	